

**2/174 Flinders Street, Yokine, WA 6060**

**Villa For Sale**

Tuesday, 21 November 2023

2/174 Flinders Street, Yokine, WA 6060

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 275 m2**

**Type: Villa**



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## EDS: Suit Buyers in the \$600k's

END DATE SALE: SUITS BUYERS IN THE \$600K'S. FIRST OFFERS PRESENTED BY 5:00PM TUESDAY THE 5TH OF DECEMBER - UNLESS SOLD PRIOR \*Seller accepts the right to accept an offer prior to the end date\*.Currently tenanted until August 2024, this stylish and spacious 4 bedroom 2 bathroom villa is ideal for an astute investor seeking to reap some rental rewards, also lending itself to somebody wanting a modern low-maintenance "lock-up-and-leave" pad later down the track who is willing to wait to secure their future in an ultra-convenient location.Split-system air-conditioning graces an open-plan family, meals and kitchen area that doubles as the hub of the home, playing host to sleek stone bench tops, a double-door storage pantry, tiled splashbacks, a dishwasher and stainless-steel range-hood, gas-cooktop and oven appliances. A separate home theatre room doubles personal living options, whilst a light-filled main family bathroom plays host to a shower and separate bathtub.A striking recessed ceiling and triple-sliding-door built-in wardrobes help make up the larger master-bedroom suite, where its intimate ensuite comprises of a generous shower, a central vanity and a toilet. At the rear, an intimate alfresco courtyard is perfect for easy-care entertaining or even sitting and quiet contemplation.Hop, skip or jump to the nearest bus stop across the street, medical facilities and a pharmacy up the road, cafes, restaurants and even the nearby Western Australian Golf Club. The likes of excellent schools, shopping at Dog Swamp and Flinders Square, the city and major arterial roads for easy access to the coast, Perth Airport, our picturesque Swan Valley and the surrounding entertainment hotspots of Mount Lawley, North Perth, Mount Hawthorn, Leederville, Northbridge and Highgate are also within a very close proximity, making this value villa all the more appealing. A fantastic opportunity knocks here - and loudly!Other features include, but are not limited to;· Happily tenanted until August 15th 2024 at \$650/per week· Carpeted bedrooms, living room and separate theatre room· Timber-look floors to the kitchen and dining spaces· 2nd/3rd/4th bedrooms with built-in robes· Separate laundry, with external access for drying· Separate 2nd toilet· Hallway linen storage· Double lock-up garage with a storage area and internal shopper's entry· Visitor-parking options- Council Rates \$1,828.92- Water Rates \$1,305.33Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.